

ESPERANZA
PROJECT NARRATIVE
(REVISED 8/15/05)

Introduction:

Esperanza is an 80-acre project located at the base of the Pinnacle Peak Preserve, north of the Jomax Road alignment and east of the 94th Street alignment. The proposed project will include the development of seventeen custom homesites in a guard-gate setting.

This narrative describes a request to consider a preliminary plat for 17 lots with modified development standards and design approval of the conceptual guardhouse architecture, entry monuments, landscape and wall treatments.

Development Plan:

The site plan for the Esperanza project proposes to identify and sensitively place homesites in a way that recognizes the existing topography and natural conditions that currently exist on the property.

Development envelopes will not extend across lot lines and will allow wildlife and off-site natural drainage to utilize existing corridors that traverse the site. Lot sizes and configurations vary throughout the site to respond to the configuration of the wash alignments and zoning district regulations. Lots and building envelope configurations vary throughout the site to respond to the alignments of natural washes and other existing conditions. Lots 14 thru 17 include development envelopes that extend into the existing boulder features located at the rear of the lots. These envelope extensions represent options for patio areas and will permit non-structural improvements within the boulder areas as permitted by the ESL Ordinance.

The property is currently zoned R1-190 ESL (F.O.) and is surrounded by residential zoning districts that provide for equal or increased development densities. The applicant has requested amended development standards for minimum lot area and minimum lot width in an effort to establish lots and development envelopes that effectively balance the preservation of sensitive natural areas with provisions for appropriate development of the site. The site is located within the Foothills Overlay zoning district. The intent of this overlay district is to further promote the rural character of the area by defining additional standards that protect the rural development character. Many of the objectives of the Foothills Overlay district overlap with those of the Environmentally Sensitive Lands

entry location (see Landscape Exhibit). This crossing will re-establish the connection with the existing trail corridor to the south of the property. Portions of the existing trail alignment are located on the subject property without defined legal access (i.e. trail easement). Due to the impacts of existing trail improvements on proposed development envelopes, the applicant is working with City Staff to determine the most appropriate trail alignment across the southern boundary of the site. The applicant has agreed to maintain a majority of the trail improvements in its existing alignment and is working with staff to establish a legal and appropriate location for access through the southeastern corner of the site.

Public Involvement:

The applicant has been actively involved with the surrounding community to acquire input and support for the proposed development. The residents of the adjacent Section 31 area (immediately west of site) are supportive of the proposed development plan, encouraging continued conformance with the R1-190 ESL zoning district. Distribution of information regarding the project has also included the Coalition of Pinnacle Peak and the Desert Highlands Homeowners association.

Landscape Architecture:

The proposed landscape architecture theme will compliment the existing native species of the upper Sonoran Desert. Enhancements to the existing vegetation conditions will be made at the project entry and adjacent to the interior roadway for aesthetic purposes. Revegetation will also be evaluated for areas subject to historic scarring that is widespread throughout the property.

Drainage:

The site generally drains from the northeast to the southwest. Pursuit of a drainage waiver is being considered by the applicant to pass-through all off-site flows. The drainage waiver will restrict development flexibility within the property by maintaining natural watercourses, but will promote the preservation of natural areas without the level of disturbance caused by retention basin construction. When necessary, on-lot retention may be utilized to mitigate on-site flows and will be located outside of the natural wash corridors.

Conclusion:

The Esperanza property will provide a unique and high-quality setting for 17 new homes, designed to integrate within the natural environment. A large proportion of the site will be set aside for the preservation of open space with large natural buffers between homes and protection of the site's most sensitive lands. Trail connections will benefit the general public serving as one of the few access points on the west side of the preserve.

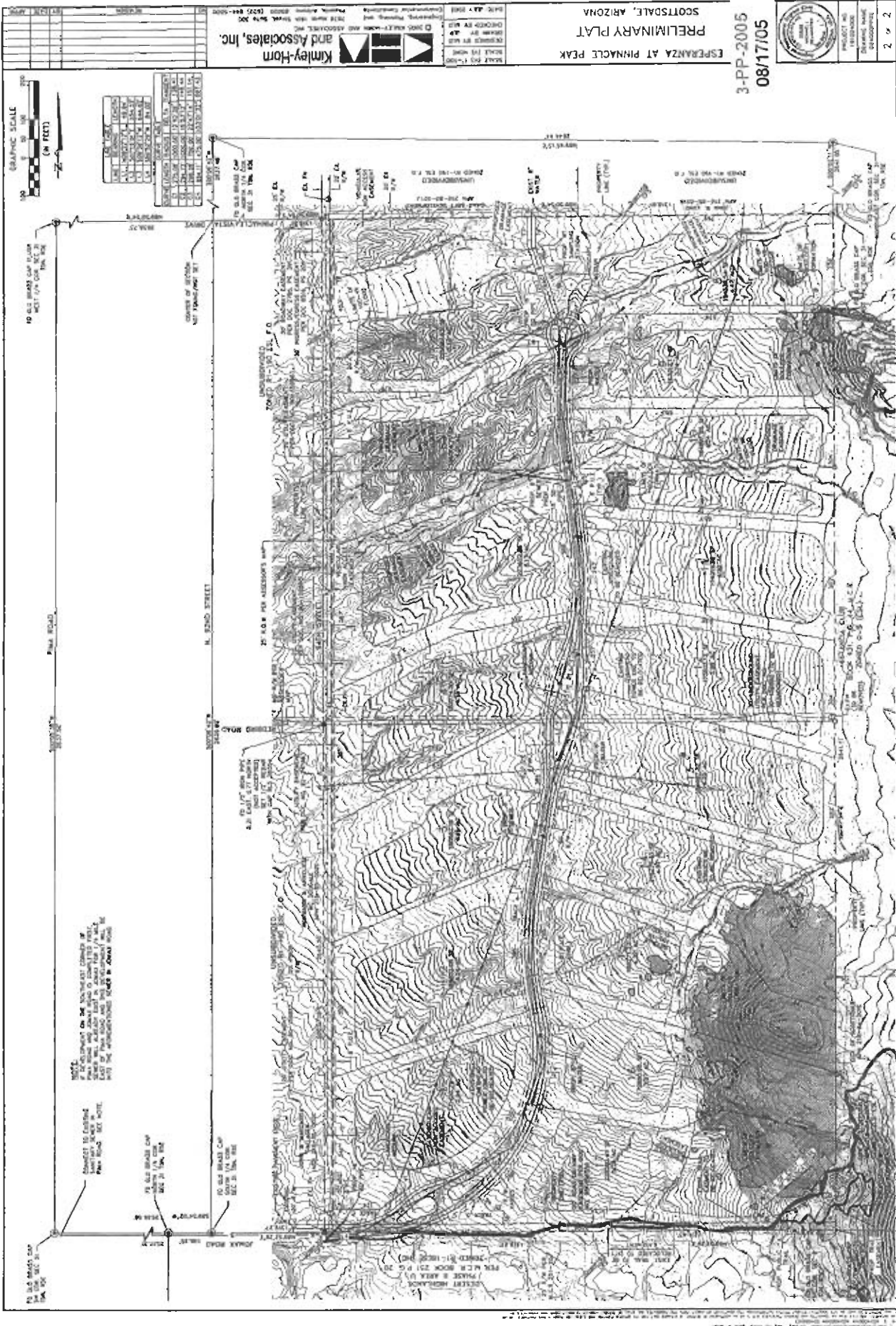
Ordinance, with regards to protection of established natural features. The applicant has proposed a development plan that complies with the standards of both the ESL Ordinance and the F.O. district by meeting requirements for open space, maximum enclosure area, wall height, accessory building setbacks, etc. A majority of the standards related to F.O. district compliance are specific to on-lot development improvements. Future residents and property owners of the Esperanza community shall be cognizant of these standards prior to the initiation of homesite improvements.

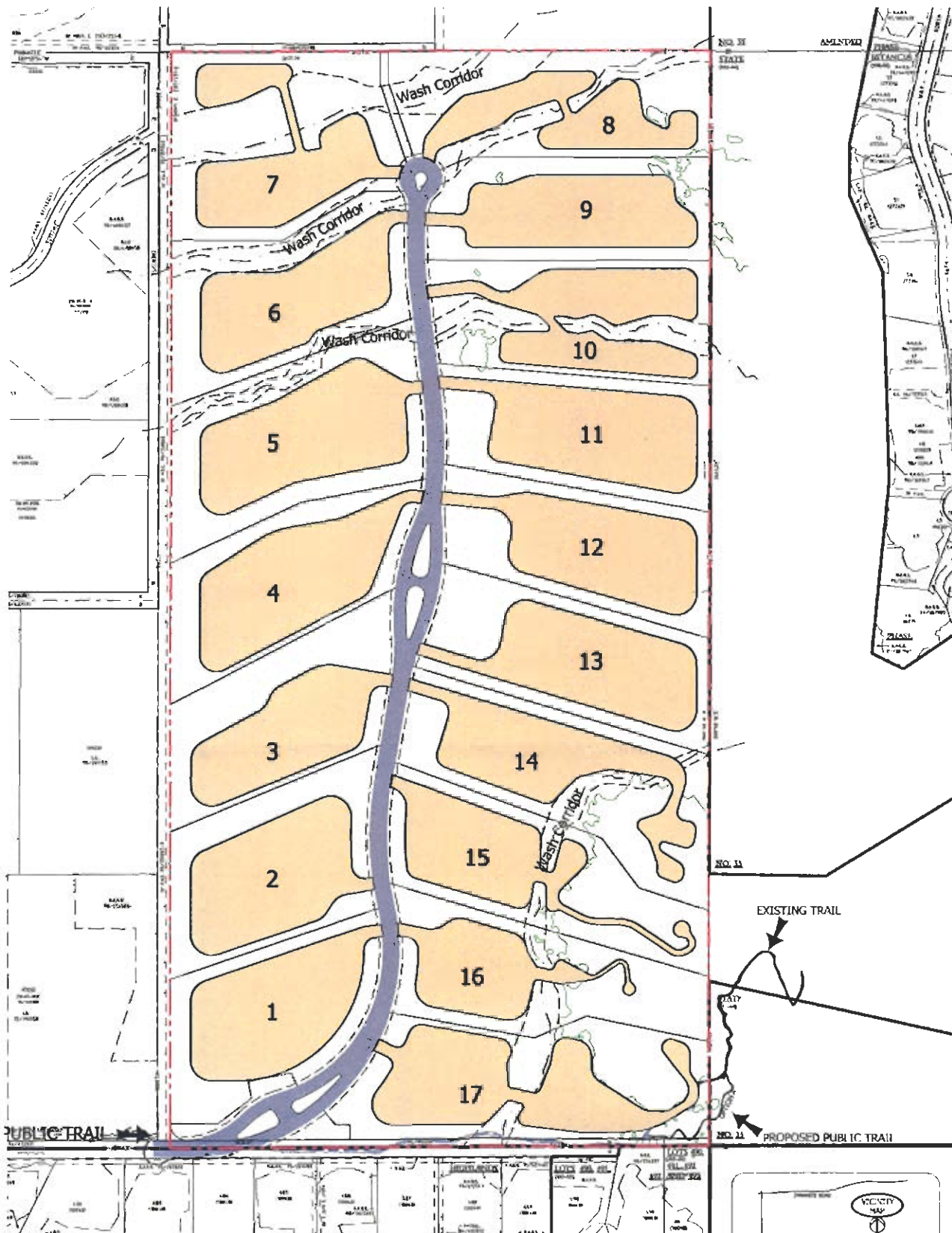
Natural area open space areas throughout the site have been provided in quantities that exceed those required by the ESL Ordinance. The required NAOS for the site is 31.2 acres. The applicant has provided approximately 35.5 acres of NAOS, of which 30.8 acres are to remain undisturbed. These undisturbed areas include the most sensitive portions of the site such as existing wash corridors, hillside areas and generous buffer areas for adjacent properties. Development envelopes have been configured to limit impacts to sensitive wash corridors by minimizing encroachment into the floodplain. Significant washes (those with capacity for 50+cfs during a 100-year flood event) will be dedicated as NAOS easements to largely prevent any type of encroachment into these areas.

Development envelopes have been designed to be cognizant of sensitive natural features and have been appropriately sized to allow for flexibility during the design and development of individual lots. This flexibility will benefit the community by allowing alternative building placement, orientation and setback of residences on adjacent lots, whereby reducing conflict or perceived encroachment between structures on neighboring lots. The community will also place emphasis on the preservation of existing vegetation as a project amenity, both outside and within the development envelope. Allowing for on-lot development flexibility is intended to promote sensitive design practices that discourage extensive grading and disturbance within the delineated envelopes.

The project access point will be a gated entry on the Jomax Road alignment. This project will serve as the eastbound terminus of Jomax Road due to the Mountain Preserve immediately east of the subject property. The internal roadway will be gated off of Jomax Road and will therefore be dedicated as a private roadway. Homeowners will have 24-hour remote access into the gates. A 20 foot right-of-way is being dedicated along the western property boundary at the request of City staff. This right-of-way will mirror an existing right-of-way dedication that exists adjacent to the subject property.

An existing trail alignment will be maintained along the southern boundary of the site and will serve as a formal connection between Jomax Road and the existing Pinnacle Peak trail. The natural surface public trail will conform to City of Scottsdale trail design standards and will serve as a crucial component in completing the open space access linkage for communities west of Pinnacle Peak Park. The current trail alignment, as indicated by the City of Scottsdale, enters the project from the west on the north side of the Jomax Road alignment. Current trail improvements off-site to the west of the subject property include signage for the trail alignment in the northern shoulder of Jomax Road. As the trail enters the property, the applicant has proposed a crossing prior to the gated





SITE DATA:
 GROSS AREA: 80.0 Acres
 NET AREA: 75.6 Acres
 PROPOSED # OF LOTS: 17
 GROSS DENSITY: 0.24 Dbl/Ac.
 CURRENT ZONING: R1-1.50 ESL (P.O.)
 REQUIRED N.A.O.S. AREA: 31.4 Acres
 PROVIDED N.A.O.S. AREA: 35.5 Acres

SETBACKS:
 FRONT: 60' MIN.
 SIDE: 30' MIN.
 REAR: 60' MIN.

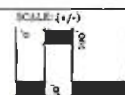
MINIMUM LOT AREA: 142,500 (w/ 25% REDUCTION)
 MINIMUM LOT WIDTH: 225' (w/ 25% REDUCTION)

 PRELIMINARY DEVELOPMENT ENVELOPE

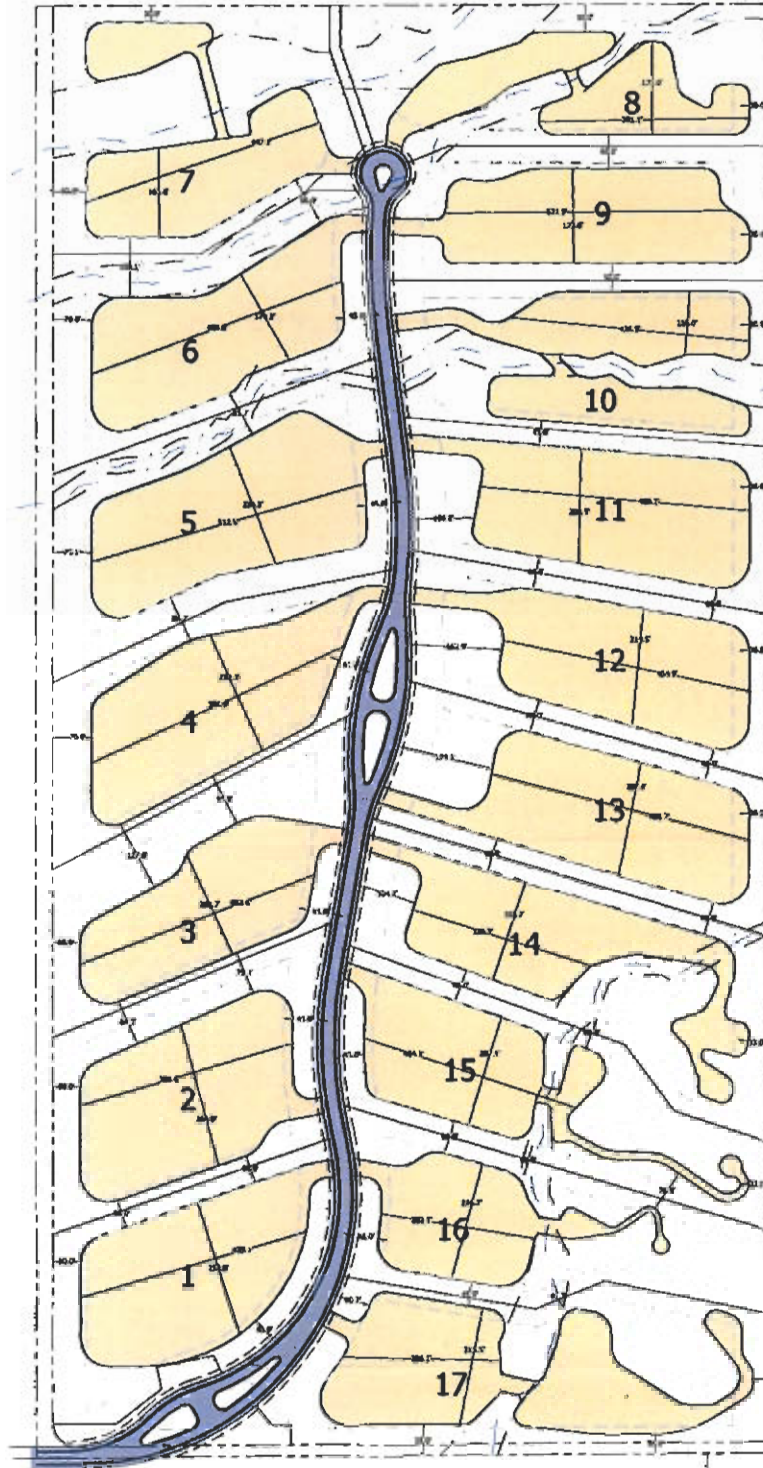
CONTEXT SITE PLAN

ESPERANZA PROPERTY
 SCOTTSDALE, ARIZONA

3-PP-2005
 08/17/05



DATE: 08/17/05
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]



PRELIMINARY DEVELOPMENT
ENVELOPE TABLE

LOT#	LOT AREA (SQ.FT.)	PRELIMINARY ENVELOPE AREA (SQ.FT.)
1	167,993	104,189
2	181,297	104,406
3	177,587	85,801
4	177,134	112,413
5	206,865	115,212
6	192,434	98,253
7	220,477	91,102
8	195,064	71,600
9	163,012	91,201
10	184,897	94,501
11	174,219	108,283
12	173,615	100,370
13	185,005	104,864
14	216,277	97,344
15	188,271	86,351
16	172,850	64,947
17	245,481	114,667

NOTE:

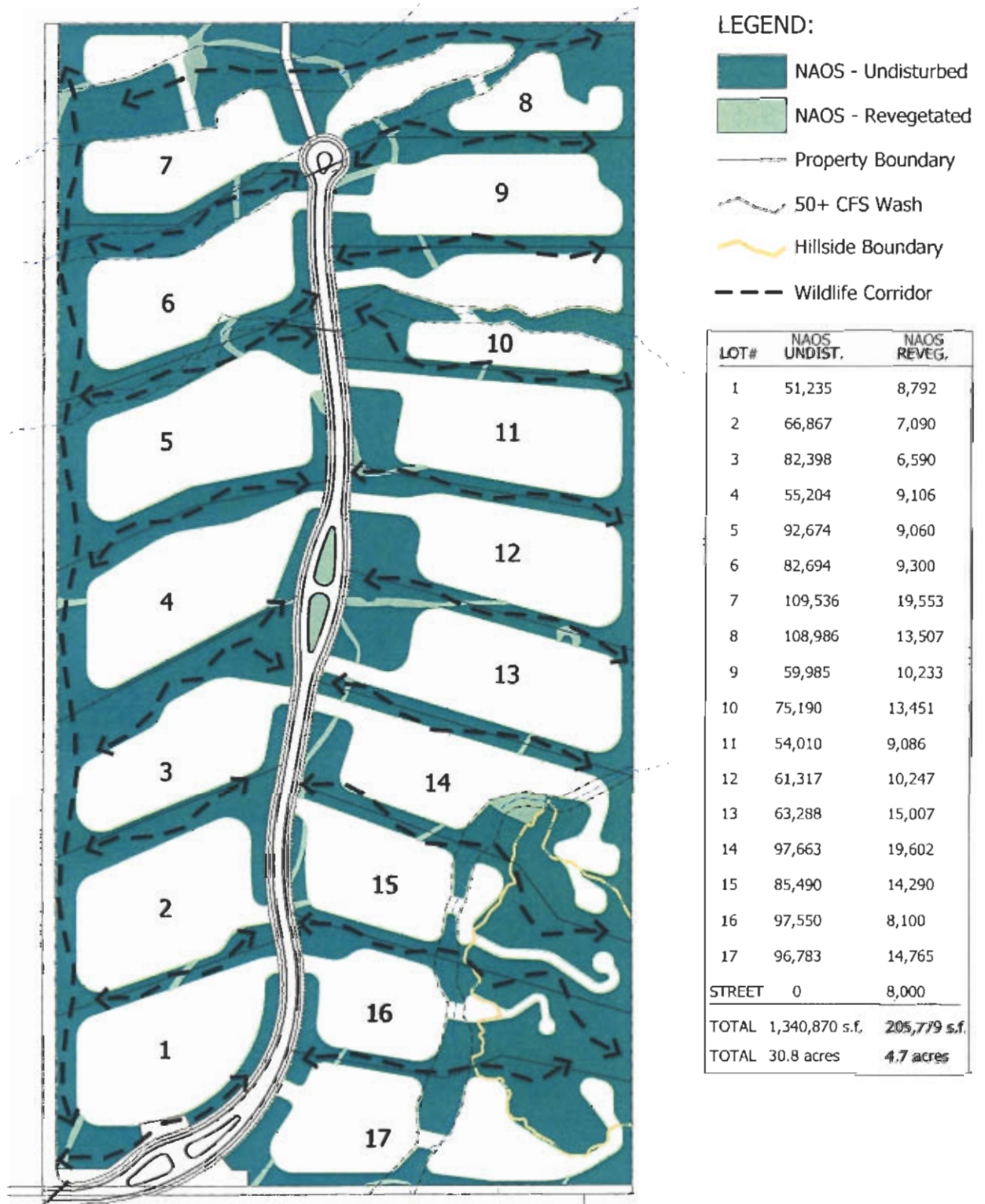
The preliminary dev. env. areas depicted on this exhibit permit increased design, flexibility, and orientation on individual lots. This allows specific homesite and auxiliary structure placement to occur in recognition of adjacent lot improvements. Ultimately, this design approach, coupled with a heightened scrutiny of native vegetation disturbance within the community, will contribute to a balanced development plan that encourages preservation and protection of habitat both inside and outside of the delineated development envelopes. This flexibility will promote greater development diversity and aesthetic value, while allowing improvements that are cognizant of environmental elements that may warrant discretionary preservation. The applicant has supported the preservation of areas with increased environmental value (i.e. 50+ cfs washes, hillside, boulder areas and areas of significant vegetation) and has delineated these areas as N.A.O.S. The proposed site plan was developed in accordance with the provisions of the ESL Ordinance and surpasses these minimum requirements by providing high value open space throughout the project in excess of the required amount. Open space has also been provided in a consolidated manner that promotes habitat, intrinsic public value, and generates feasible development opportunities.

PRELIMINARY DEVELOPMENT ENVELOPE EXHIBIT

ESPERANZA PROPERTY
SCOTTSDALE, ARIZONA

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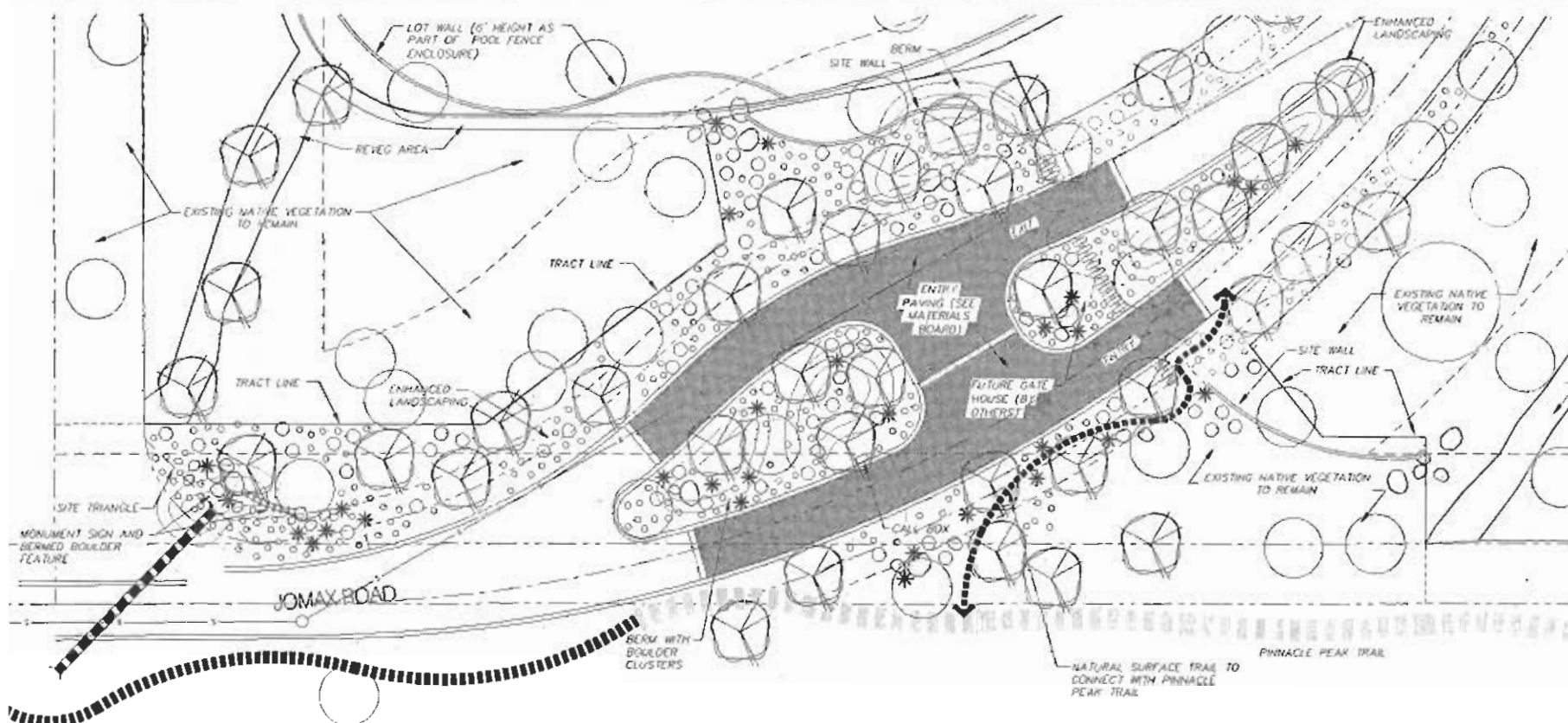
- TOTAL N.A.O.S. REQUIRED: 31.4 Acres (39% of Total Site Area)
- TOTAL N.A.O.S. PROVIDED: 35.5 Acres (44% of Total Site Area)
- SURPLUS N.A.O.S. PROVIDED: 4.1 Acres

PRELIMINARY NATURAL AREA OPEN SPACE PLAN

ESPERANZA PROPERTY
SCOTTSDALE, ARIZONA

3-PP-2005
08/17/05





PLANT SPECIES SELECTED FOR THIS PROJECT WILL BE SELECTED FROM A NATIVE SONORAN DESERT PALETTE AS REFERENCED IN THE DESIGN GUIDELINES & POLICIES FOR ENVIRONMENTALLY SENSITIVE LANDS MANUAL. THE FOLLOWING IS A SAMPLING FROM THE ESLO LIST (TRIAL PALETTE MAY INCLUDE OTHER SPECIES FROM ESLO LIST AS SELECTED).

CONCEPTUAL PLANT PALETTE



TREES

EXISTING TREES TO REMAIN / PRESERVE IN PLACE

SPECIES NATIVE TREE NATIVE MESQUITE / PALO VERDE / PINON

SHRUBS / GROUNDCOVER

CREOSOTE / NAGHONY / JOLINA / WOLFBERG / NODDOW TEA / DANT BURSADE / BRITTELBUSH / BURSAGE / CHUPAROSA / BUCKWHEAT / TURPENTINE BUSH

CACTI / ACCENTS

SAGUARO / BANANA YUCCA / PRICKLY PEAR / OODIBLO / STAGHORN CHolla / BARREL CACTUS / AGAVE

GROUNDCOVER / WILDFLOWERS VERBENA / DESERT MANGOLD / PENSTEMON / BLACKFOOT GASTY / DESERT MALLOW / SHRUBBY DOODEETS / TURPENTINE BUSH

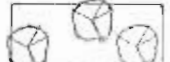
ENTRY GROUNDCOVER

SURFACE SELECT: GRANITE BOULDERS (SALVAGE FROM SITE WHERE DISTURBED) BURY 1/2 IN SOIL, TOP ALL DISTURBED LANDSCAPE AREAS ARE TO BE COVERED WITH NATIVE DESERT FLOOR TOP DRESSING SALVAGE DISTURBED AREAS OF SITE

LANDSCAPE ZONES



A AREAS TO BE GRADED TO BLEND SMOOTHLY WITH SURROUNDING TOPOGRAPHY. APPLY NATIVE HYDROSEED MIX AS SPECIFIED FOR REVEGETATION (IF DISTURBED) (TNT AREAS AND TRAIL SCARPING)



B SAME AS ZONE "A" BUT WILL BE SUPPLEMENTED WITH LARGE SPECIMEN BURNED TREES FOR REVEGETATION (IF ROADWAY SHOULDERS DISTURBED ROW AND PUE AREAS)



C ENHANCED LANDSCAPE AREA TO BE PLANTED WITH CONTAINER GROWN / SALVAGED CACTI, SHRUBS AND TREES FROM ESLO APPROVED PLANT LIST. WILL ALSO INCLUDE BURNING AND BOULDER FEATURES AS WELL AS LOW VOLTAGE LANDSCAPE LIGHTING (SEE ENTRANCE LANDSCAPING AND PLANTER DETAILS)

LOW VOLTAGE LANDSCAPE LIGHTING

TREE / ACCENT UPLIGHT	NIGHTSCAPING CELEBRITY AD-0803 WITH FULL CUT-OUT GLARE SHIELD
PATH LIGHT / ACCENT DOWNLIGHT	NIGHTSCAPING CHARMER AD-1803
[LIGHT FIXTURE COLOR IS TO BE BLACK "WEATHERED IRON" FINISH 21P]	
SEE ATTACHED CUT SHEETS FOR MORE INFORMATION	

ENTRY ENLARGEMENT

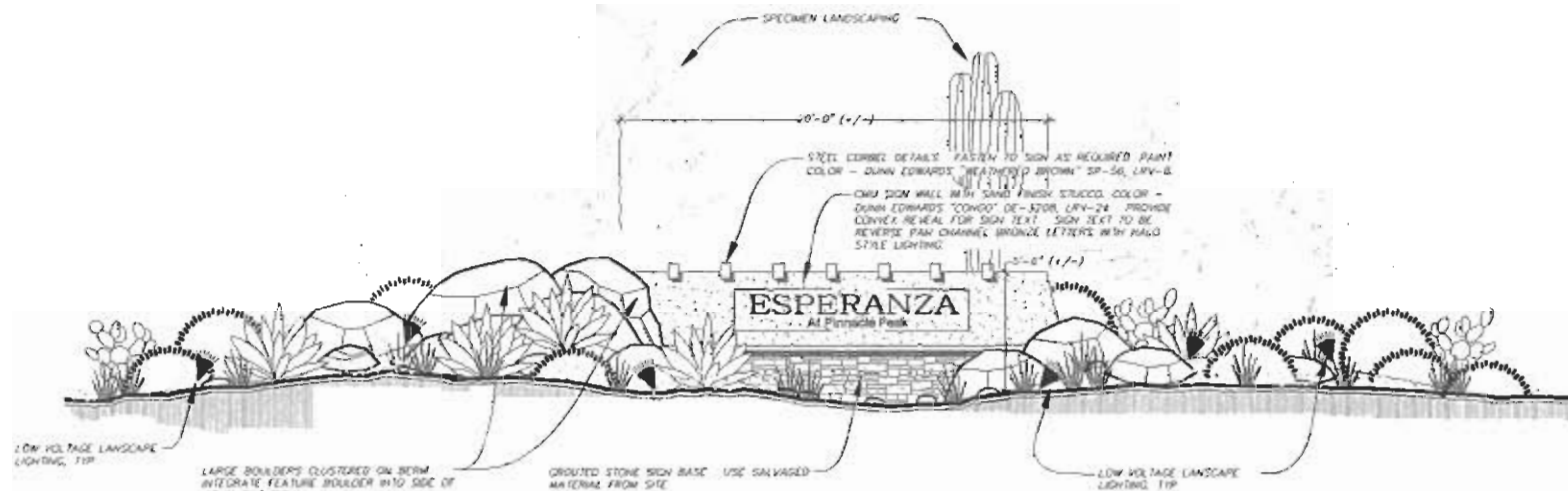
ESPERANZA at PINNACLE PEAK
SCOTTSDALE, ARIZONA

3-PP-2005
REV: 07/25/2005

SEE CONCEPTUAL LANDSCAPE PLAN FOR HYDROSEED SPECIFICATIONS.

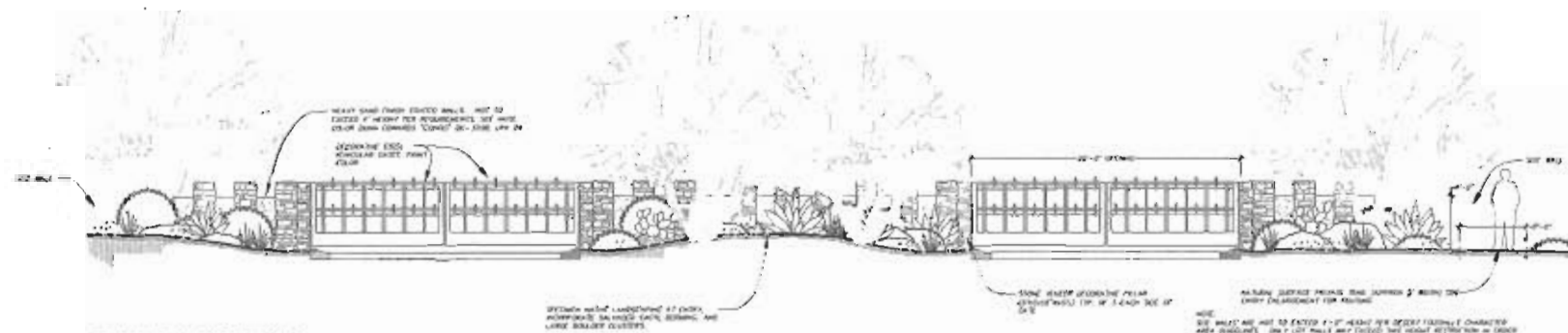
SCALE: 1/8" = 1'-0" (1/8") NORTH





MONUMENT SIGN

APPROX. SCALE: 3/8" = 1'-0"



GATED ENTRY

APPROX. SCALE: 1/4" = 1'-0"

MONUMENT SIGN AND GATED ENTRY (ELEVATIONS)

ESPERANZA at PINNACLE PEAK
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3-PP-2005
REV: 07/25/2005

